

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 25 March 2021, 1.03pm - 2:35pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSSH-47 – SUTHERLAND SHIRE – RA20/0010

398-402 Kingsway and 27 Flide Street, Caringbah

Section 8.2A Review of determination of DA19/0786 - Demolition of existing structures and construction of a medical centre.

PANEL MEMBERS

IN ATTENDANCE	Clare Brown (A/Chair), Susan Budd, Julie Savet Ward, Jack Boyd, Peter Scaysbrook
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	David Sheehan, Carine Elias, Mark Adamson
OTHER	Applicant – Craig Irwin, Frank Stanisic, Jeff Mead Planning Panel Secretariat – Michelle Burns, Leanne Harris, Carolyn Hunt

KEY ISSUES DISCUSSED

- Design changes implemented by the Applicant in response to refusal of DA19/0786 .Changes were identified as including:
 - Removal of roof terrace
 - Redesign of basement to increase extent of deep soil zone
 - Increased setbacks on N/W side
 - Increased rear setback
- Context of the proposal in a medical precinct. Regard to be had to the character statement, what is the urban character to be delivered.
- Amalgamation of sites – need to demonstrate that the principles in *Karavallas* have been satisfied.
- Impact of the proposal on adjoining sites if residential was to be proposed.
- Consideration of Design Review Panel comments to be demonstrated.
- Details of management of light spill from the proposal required in context of extensive glazing proposed and the residential nature of the surrounding locality.
- Variations to DCP controls to be identified and justified.
- Careful consideration required in terms of interface between the proposal and the surrounding locality.
- Detailed landscaping plan is required identifying extent of deep soli zones and planting schedule.

Planning Panels Secretariat

- In order to address concerns re character a coordinated approach is required to the selection of external material and the landscape treatment.
- Consideration be given to the incorporation of a green wall treatment.
- Scheme requires greater articulation in the built form and reduce reliance on use of louvres.

TENTATIVE PANEL MEETING DATE: Thursday, 27 May 2021

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels